

8. Analysis of Key Sites



CATONSVILLE 2000 ANALYSIS

8. Plan Recommendations For Key Sites:

From its beginning, the Catonsville planning process has focused special attention on selected sites or areas within or near the village, or sites that are so large and important that they could impact development occurring within the village area. For the purpose of this analysis, these sites or areas are referred to as "key sites". It should be noted, however, that they are generally larger than a "site" and usually more complex. For the purpose of this analysis the key sites have been divided into three principal categories:

- A. Reasonably utilized areas under single ownership with minimum diversity of uses.
- B. Large, multi-use areas with multiple ownership.
- C. Small properties in single ownership.

In addition, there is the matter of the Frederick Road corridor itself. Several of the key sites front on Frederick Road. The consultant team is looking at Frederick Road from the Bellway to Beaumont Avenue. In general, those parts of the key sites fronting on Frederick Road will be excluded from the recommendations for the sites as a whole. Recommendations for Frederick Road as a whole are covered under "D" and in Section VII.

Recommendations for the key sites will generally be made at two levels.

Level I recommendations cover a period generally from the present to the mid-1990's

and are presumed to be implementable with reasonable existing resources.

Level II recommendations generally cover the period throughout the 1990's. These might involve greater costs, organizational efforts, and cooperation among property owners, developers, and administrators, and thus be more difficult to implement than level I.

As a final caveat, it should be noted that these recommendations are being made for properties generally not under the control of the organizations for which this plan is being prepared. The owners of these properties might or might not be interested in these recommendations or be interest in seeing development of the sort that the consultants feel is appropriate for the properties. The owners of the properties have not given overt or tacit approval to the recommendations. If Baltimore County and Catonsville 2000 feel that the recommendations are reasonable, then it would be necessary for an organization to be formed to work with the property owners to acquaint them with the plan recommendations and to solicit their participation in implementation. Please refer to map on page 8.7 for key site locations.

A. Large, Single Use, Single Owner Sites

These sites offer great opportunity because it would generally take the decision of only one organization to endorse the plan recommendations in order for them to be implemented. In addition, because of the size of the properties,

development consistent with the best interests of the Catonsville community could have a substantial impact on the future of Catonsville. For the very same reasons, these properties represent something of a risk if such development is not consistent with what the Catonsville community wants.



1. University of Maryland at Baltimore County

UMBC is viewed as an important stabilizing economic factor in this part of Baltimore County. While it is not perceived as having significant direct impact on Catonsville at the present time,

it is believed that students and staff generate markets for some of the residential units developed in the Catonsville area and that these same people are occasional shoppers at the Catonsville village commercial complex. The University has an on-going program of gradual expansion of academic programs and the

LARGE, SINGLE-USE, SINGLE-OWNER SITES

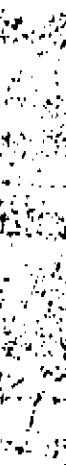
University of Maryland,
Baltimore County

The committee endorses the plan recommendations regarding UMBC, but believes that the plan's generalization that "whatever is good for UMBC is likely to be good for the Catonsville community" is too broad. For example, there is concern that increases in student enrollment might exacerbate traffic and parking difficulties in the Village. Such matters should be considered before endorsing so sweeping a statement.

Additionally, we recommend that UMBC be encouraged by the county and by Catonsville 2000 to become a more cooperative and interactive member of the community by making available limited use of its outdoor and indoor facilities for recreation and other community-oriented programs.

development of a high technology business park to be operated in conjunction with the academic programs. In general, the consultant team feels that whatever is good for UMBC is likely to be good for the Catonsville Community. Development of the high technology business park on approximately 80 acres of the campus would bring jobs to this area, although it is unclear whether there would be much direct impact on the village area. We recommend that communities be maintained with UMBC and that the Catonsville Community support the gradual growth of this campus, including implementation of its academic and business park plans. UMBC should work with Catonsville 2000 and Baltimore County to encourage business related traffic into the village, but also provide a clear by pass route for traffic not destined for the village.

was the case with UMBC. Spring Grove helps to support doctor's offices that are located in and near the village area plus generates some shoppers for local stores. It is also a source/potential source of vehicular traffic. The hospital function at Spring Grove is gradually being phased out as Disinstitutionalization of psychiatric patients continues. Some of the structures at Spring Grove are abandoned and in poor condition and most need to have substantial amounts of asbestos removed. While we believe that a continuation of the hospital function at Spring Grove is generally in the best interest of the Catonsville Community, it is unlikely that this is going to happen. The State of Maryland is considering Spring Grove for a business park to complement that being developed at UMBC. Our Level I recommendation is to support State efforts at business park development but to encourage the State to consider development of the portion of the Spring Grove property closest to the village area for residential. Our Level II recommendation is to develop the entire area for residential, should there be any change in the State's plan with regard to the business park project. In either instance, every effort should be expended to maintain recreational facilities accessible to the community.



2. Spring Grove Hospital Center

There is a more direct relationship between the Catonsville Community and Spring Grove than

the relationship between the Catonsville 2000 analysis and the hospital. The hospital is a major employer in the area and generates significant traffic. The hospital has been a source of employment for many years and continues to be so. The hospital has been a source of income for the community through taxes and other financial contributions. The hospital has been a source of employment for many years and continues to be so. The hospital has been a source of income for the community through taxes and other financial contributions.

This facility currently makes a minimal contribution to the Catonsville community in economic terms, but it is certainly not a negative factor. No change is anticipated in the status of the Children's Home in the foreseeable future. Thus, our Level I recommendation is to support the current status of the Home. It, however, there should be a change as a result of a shift in policy by the board of the Children's Home, with the possibility of development of all or some portion of the property, we recommend that reuse be moderate density (DR3.5 and DR5.5), middle to upper income residential.

3. Childrens' Home

This facility currently makes a minimal contribution to the Catonsville community in economic terms, but it is certainly not a negative factor. No change is anticipated in the status of the Children's Home in the foreseeable future. Thus, our Level I recommendation is to support the current status of the Home. It, however, there should be a change as a result of a shift in policy by the board of the Children's Home, with the possibility of development of all or some portion of the property, we recommend that reuse be moderate density (DR3.5 and DR5.5), middle to upper income residential.

The committee's preferred Level I recommendation is continued present use of the property with dedication of a portion of the site for open space or park or active recreation use. This site offers one of the greatest potential opportunities for increasing our community's recreational acreage toward recommended levels, and has the additional benefit of already being owned by the state. The site should be considered for additional school construction, if any is determined to be necessary for the Catonsville community.

If State plans for a business park at the site come to fruition, our Level I recommendation is that one third of the property be dedicated for recreational use, preferably in a manner that will buffer new development from the surrounding community. If a business park is to be developed on the site, COMMUNICATION MUST BE MAINAINED with the Catonsville community via Catonsville 2000 to ensure that the development maintains or enhances the desirable aspects of our community.



CATONSVILLE 2000
ANALYSIS

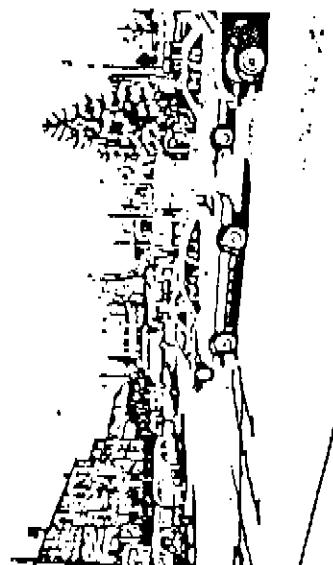
The Level II recommendation of residential development on the site is acceptable, but some mechanism must be provided which will assure an overall density not to exceed DIT 1.5 and yet permit the option of limited high-rise development on the site. Our concern is that blanket OT zoning on the site could lead to development which would fail to preserve the character of the community and could overburden the infrastructure. Perhaps spot zoning or a restriction requiring that development must be pursuant to a planned unit development (PUD) consistent with these objectives could be evaluated. Again, an integral part of any planned use of the property should include dedication of a substantial portion for recreational use; we recommend that the allocation be one-third of the acreage.

The Children's Home

If the Children's Home does not change its policy of "no change" for the development of its property, we recommend that the Home's Board make use of the open space and recreational areas available to the Recreation and Parks Council for expansion of existing athletic programs.

If and when a change in the "no change" policy occurs, we endorse the reuse of the property for residential development at the existing DIT 1.5 level, which would be consistent with Design Goal 5, discussed above. Additionally, we recommend that if development occurs, a significant portion of the property (at least one third) be acquired by Baltimore County for recreational use.

CATONSVILLE 2000 ANALYSIS

Baltimore Gas and Electric Property	LARGE MULTI-USE, MULTI-OWNER SPACES	LARGE MULTI-USE, MULTI-OWNER SPACES
<p>Delimont County has a strong interest in developing three-fourths of this site (all except the southeast quadrant) as a storm water management pond. If this occurs, we endorse the consultant's Level I recommendation that the residual land be acquired for recreational use. We disagree, however, that the accessibility of the property would inhibit such use. If a storm water pond is not developed and the land is available for redevelopment, our Level II recommendation is for a combination of residential development (DR 5.5) and recreational use.</p>	<p>Area 1: The area bounded by Fusing, Ingleside, Frederick Road, and Winters Lane.</p> <p>Area 2: The area bounded by Frederick Road, Mellor Avenue, Bloomsbury, and Bloomingdale Avenue.</p> <p>Area 3: The area east of Mellor between Frederick and Pullen.</p> <p>Area 4: The vacant land on the north side of Edmondson Avenue at Melvin.</p>	<p>This is a very diverse, very mixed-use area. It also contains a substantial amount of open space. The dominant land use is residential, with many of these units in only fair to poor condition. This area does make an economic contribution to Catonsville as the location of a number of small businesses providing jobs and as a residential area.</p>
<p>Recommendations for each of these areas is set forth below. It should be noted that the analyses do not include that portion of any of these areas directly fronting on Frederick Road. That is covered as a separate "key site" in its own section. The Frederick Road frontage from the Beltway to Rolling Road.</p> <p>This currently vacant land makes no economic contribution to the Catonsville community and has relatively little impact or usefulness since it is generally inaccessible to residents. A portion of it, however, is slated for use as a storm water basin. As a Level I recommendation, for the portion that will not be part of the storm water pond, we feel that there are two choices. First, the property could be developed as a formal recreation area for the Catonsville area community. This would be ball fields, a soccer field, jogging trail, and other components. However, the real estate is somewhat inaccessible, which might limit its ability to be developed successfully as a formal recreational area. In this case, we would recommend, as a second Level I choice, development of moderate density, middle income residential, possibly retirement oriented. For the Level II recommendation, we see no difference from Level I, though we might emphasize the residential</p>	<p>Area 1:</p> <p>We strongly endorse the Level I recommendation for this area. Developing vacant parcels in this area (north of Melrose) fulfills a Residential Development Opportunity described on page 17 of the Plan.</p> <p>We also endorse the Level II recommendation, but with the restriction that any local service or commercial operations must remain within the area now zoned NL-CCC. Because Area 1 is composed of four blocks, the committee has made specific recommendations for each.</p>	<p>Our Level I recommendation is to leave the area basically as it is but to encourage a "paint up, fix up" program for commercial and residential structures within the area. We would also target the area for code enforcement to make certain that units are up to code. County economic development efforts should be focused on this area with the application of low interest loans to encourage business retention and improvement and residential loans for home ownership.</p> <p>Level II recommendations would go farther into a "renewal" process. Incompatible structures</p>
<p>B. Large Multi-Use, Multi-Owner Sites</p> <p>For the purpose of this analysis we have given a numerical designation to the four "sites" identified in the RFP. These are:</p> <ul style="list-style-type: none"> • Area 1: The area bounded by Fusing, Ingleside, Frederick Road, and Winters Lane. • Area 2: The area bounded by Frederick Road, Mellor Avenue, Bloomsbury, and Bloomingdale Avenue. • Area 3: The area east of Mellor between Frederick and Pullen. • Area 4: The vacant land on the north side of Edmondson Avenue at Melvin. <p>4. Baltimore Gas & Electric Property</p> <p>This currently vacant land makes no economic contribution to the Catonsville community and has relatively little impact or usefulness since it is generally inaccessible to residents. A portion of it, however, is slated for use as a storm water basin. As a Level I recommendation, for the portion that will not be part of the storm water pond, we feel that there are two choices. First, the property could be developed as a formal recreation area for the Catonsville area community. This would be ball fields, a soccer field, jogging trail, and other components. However, the real estate is somewhat inaccessible, which might limit its ability to be developed successfully as a formal recreational area. In this case, we would recommend, as a second Level I choice, development of moderate density, middle income residential, possibly retirement oriented. For the Level II recommendation, we see no difference from Level I, though we might emphasize the residential</p>		

CATONSVILLE 2000 ANALYSIS

a. Block A (bounded by Frederick, Ingleside, Melrose and Eggers)

This block is currently zoned DL-CCC and land use is a mix of commercial and residential. The proposed extension of Orton Alley is within this block, as is the now vacant Hardee's, which is a critical redevelopment parcel, as identified in the consultant's cover letter.

The location is a prime site for new retail development. Owners of properties adjacent the Orton Alley extension and adjacent the municipal parking lot should be encouraged to collaborate on a comprehensive development plan.

Where commercial properties border residential, we recommend that Baltimore County work with Catonsville 2000, Inc. and local residents to develop model buffer/transition zones which will define and separate the two uses.

b. Block B (bounded by Frederick, Winters, Melrose, and Eggers)

This block is currently zoned DL-CCC, with the exception of the corner of Melrose and Eggers, which is zoned II-O.

No change in zoning is recommended. Where commercial properties border residential, we recommend that Baltimore County work with Catonsville 2000, Inc. and local residents to develop model buffer/transition zones which will define and separate the two uses.

CATONSVILLE 2000
ANALYSIS

We recommend that no Class D office building be permitted in R-O zones unless the property is presently unimproved. The architectural style of any proposed construction is to be in harmony with the surrounding two-story, cottage-style, residential buildings. Any conversion is to be Class A, maintaining the residential facade of the existing buildings. Residential development in R-O zones is preferred. Down-zoning to DR S.S. in the R-O zones in which there is currently no office use should be considered if no plans for their development are approved prior to the 1994 zoning cycle.

c. Block C (bounded by Fusting, Ingleside, Melrose, and Egges)

No change in zoning is recommended. We recommend that no Class B office building be permitted in R-O zones unless the property is presently unimproved. The architectural style of any proposed construction is to be in harmony with the surrounding two-story, cottage-style, residential buildings. Any conversion is to be Class A, maintaining the residential facade of the existing buildings. Residential development in R-O zones is preferred. Down-zoning to DR S.S. in the R-O zones in which there is currently no office use should be considered if no plans for their development are approved prior to the 1992 zoning cycle.

d. Block D (bounded by Fusting, Winters, Melrose and Egges)

Our recommendations are the same as for Block C, above.

CATONSVILLE 2000 ANALYSIS

might be purchased and cleared. The most appropriate reuse for the land that would be made available through this process would be, most likely, residential, although we would not rule out certain types of local service and commercial operations.

We also recommend that Orban Lane be extended from Indleside to Winters Lane through Area 1. This would provide better access to the various properties, bring some physical structure to the area, and help the businesses.

2. Area 2

This is also a very diverse area from a land use standpoint, but generally more stable in appearance than area A. It includes large parcels owned by prominent businesses such as John S. Wilson and C & P. Its economic contribution is significant in terms of employment and in terms of commercial stability given the importance of these operations.

Our Level I recommendations are to rationalize the back lots behind the businesses that front on Frederick Road. Better means of entry and exit, particularly from Bloomsbury, would be good. Parking should be integrated among multiple uses.

Level II recommendations assume the loss of a major use, though that is not foreseen at this time. For instance, if John S. Wilson decided to close this particular operation, it would raise the question as to what would happen to its property. We recommend that any targeted reuse

for the non-Frederick Road portion of these properties be office or residential and that the Frederick Road frontage be retained.

3. Area 3

There are only a couple of landowners in this area. The uses are important and stable. They are viewed as being generally compatible with the neighborhood, although the residences on the west side of Mellor would probably prefer different kinds of uses on the other side of the street.

4. Area 4

Our Level I recommendations are for no change except to encourage improved orderliness of the uses and the parking occurring at the uses. Our Level II recommendation also foresees no change. If, however, there should be any property abandonment or clearance, we would recommend residential reuse for the area south of Bloomingdale Lane and office north of Bloomingdale.

There is multiple ownership of this property as it is. Owned both privately and by the county. The County portion was donated to it for park use. This Edmondson Avenue property is not a factor in the economy of the community at the present time, although the vacant commercial unit at the corner of Edmondson Avenue and Winters Lane might be a slight negative.

Our Level I recommendation for this property is that it be a park. Our Level II recommendation is residential, if the park is not possible.

C. Small Sites in Single Ownership at Isolated Locations

Individually, these sites will not have a particularly large impact on the community. As a group, however, they can prove to be significant.

Area 2
The committee endorses the Level I and Level II recommendations.

Area 3

The committee endorses the Level I and Level II recommendations.

Area 4

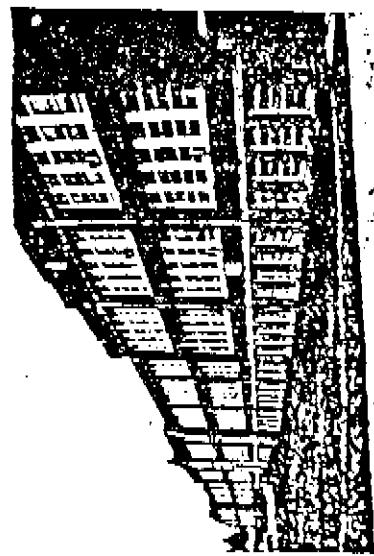
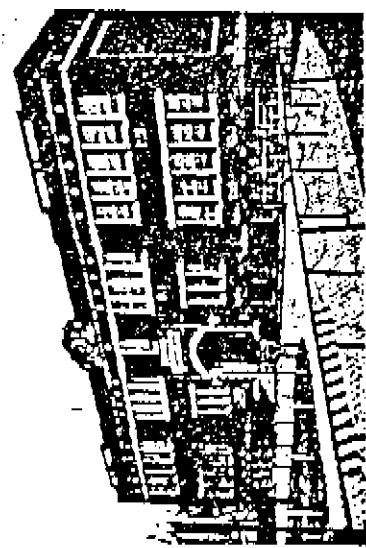
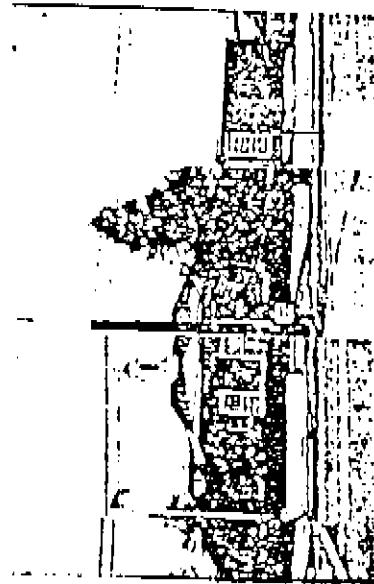
Because a part of area 4 was donated to the County for recreational use, we believe that part or all of this property should be developed as such. This is our Level I recommendation. Our Level II recommendation is combined residential development (MR 3.5 or 5.5) and rec/recreational use.



**CATONSVILLE 2000
ANALYSIS****SMALL SITES IN SINGLE OWNERSHIP
AT ISOLATED LOCATIONS****Old Middle School on Bloomsbury**

The committee strongly recommends that the old Middle School property should be made available for community needs such as indoor and outdoor recreation, and for meeting rooms and office space for community organizations. When these community needs are met, then we recommend that any remaining space in the facility be made available for County or other offices. It is of paramount importance to the community that the existing athletic fields, tennis courts, and indoor recreational facilities be retained.

Our recommendation is that title to the property be passed from the Board of Education to Baltimore County, with the property placed under the control of the Department of Recreation and Parks. Doing so will help assure that the already scarce indoor facilities in the community will not be further diminished, and will foster efforts such as those currently planned by indoor youth programs to make improvements to the gymnasium and other portions of the property. These programs have already received commitments for contributions amounting to tens of thousands of dollars in funds for such improvements, and await only some certificate as to the fact of the property's implementation.

**1. Old Middle School on Bloomsbury**

Level I recommendation is to leave it as it is. If it should cease to be used as a school, we recommend that the building be converted to offices. We think that it is important to retain the structure, though this might not be possible. As a level II recommendation, if the site is cleared, it should be used for new offices with street level retail.

We believe that it is important to retain a Post Office operation in the Catonsville village area. Our Level I recommendation is to leave the Post Office as it is. If the function should be removed (Level II), the site should be used for offices, conforming to the guidelines found in this document.

2. Elementary School

Our Level I recommendation is that some or all of the school structure be used as offices for county operations as well as for the family life center to serve this part of Baltimore County. That the gymnasium be used for indoor recreation, and that the playing fields be used for outdoor recreation. If the county is unable or unwilling to use the building for offices, our Level II recommendation is that the structure be converted to residential, most likely retirement residential. We recognize that the school building has structural problems which might restrict its usefulness and that it might have to be torn down. Should that be necessary, the land should be used for recreation, or possibly for a relocated fire station.

CATONSVILLE 2000
ANALYSIS

If it becomes necessary to raze all or part of the building, our Level I recommendation is retention of the site for recreation fields and construction of a multipurpose indoor recreation facility, either through county funding or privatization efforts.

If part of the structure is to be taken down and not replaced by a multipurpose facility, we recommend that at least the Gymnasium, Auditorium, and other parts of the wing now used by the Recreation Council be retained.

The committee believes that relocation of the firehouse to the site is not advisable, and recommends instead that, if relocation becomes necessary, the firehouse should be moved to the northwest corner of Edmondson and Winters.

Elementary School

We endorse the Level I recommendation, underscoring the fact that Catonsville Elementary is an excellent school and we should "leave well enough alone." Because no deviation from the continued use of the property as a school is reasonably foreseeable, we believe that the plan's Level II recommendation is moot.

CATONSVILLE 2000
ANALYSIS

Post Office

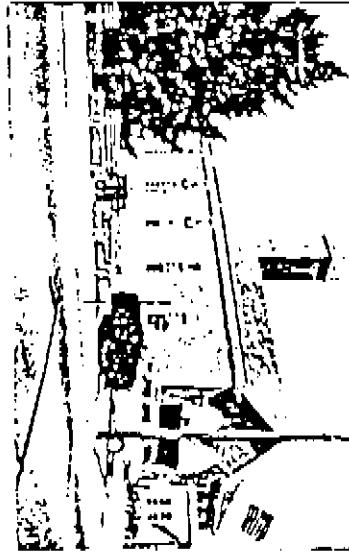
The committee endorses the Level I recommendation. If the mail carrier operation should be relocated from that site, our Level II recommendation is that the retail function should remain, with any unused space made available for offices.

We endorse the Level I recommendation. We disagree strongly with the Level II recommendation, and believe that the old middle school would be inappropriate as a relocation site for the fire station. As noted above, we recommend as an alternative site, the northwest corner of Edmondson and Winters.

Development proposals for the Frederick Road corridor are generally covered in Section VIII.

These recommendations assume a general continuation of the types, sizes, and nature of uses currently along Frederick Road. We

believe that such uses are compatible with the village character, able to be supported with the mix of moderate residential and traveler markets, and economically viable.



4. Fire Station

We understand the negative aspects (noise, traffic interference) of having the fire station where it is. At the same time, we believe that the fire station contributes to the sense of downtown Catonsville as a village center, that the firemen "keep watch" on the street, and that the activity is good for the village. Our Level I recommendation is to leave the fire station as it is. Although there is a prospective site for relocation of the station on the vacant parcel of land at Bloomsbury and Spring Grove Lane, we recommend that consideration be given to the Middle School property as a site. This would be our Level II recommendation. If the fire station is removed from Frederick Road, the building should be reused for retail.

D. Frederick Road

Proposals for Frederick Road were presented as part of the plan and were reported on in the preceding section.

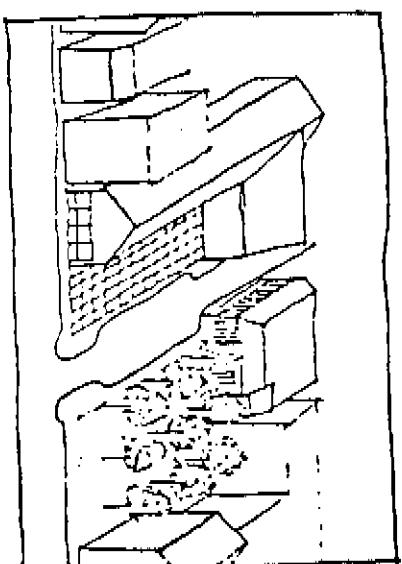
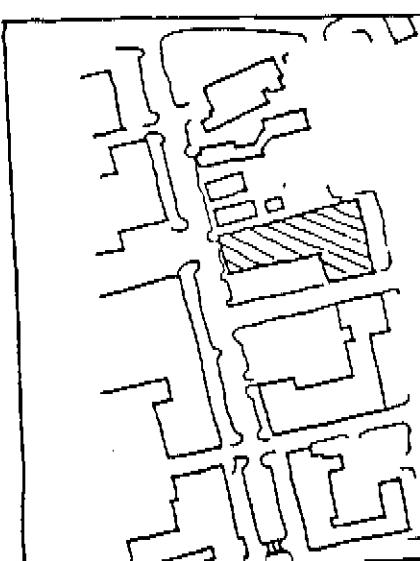
The new complex must partially front on Frederick Road.



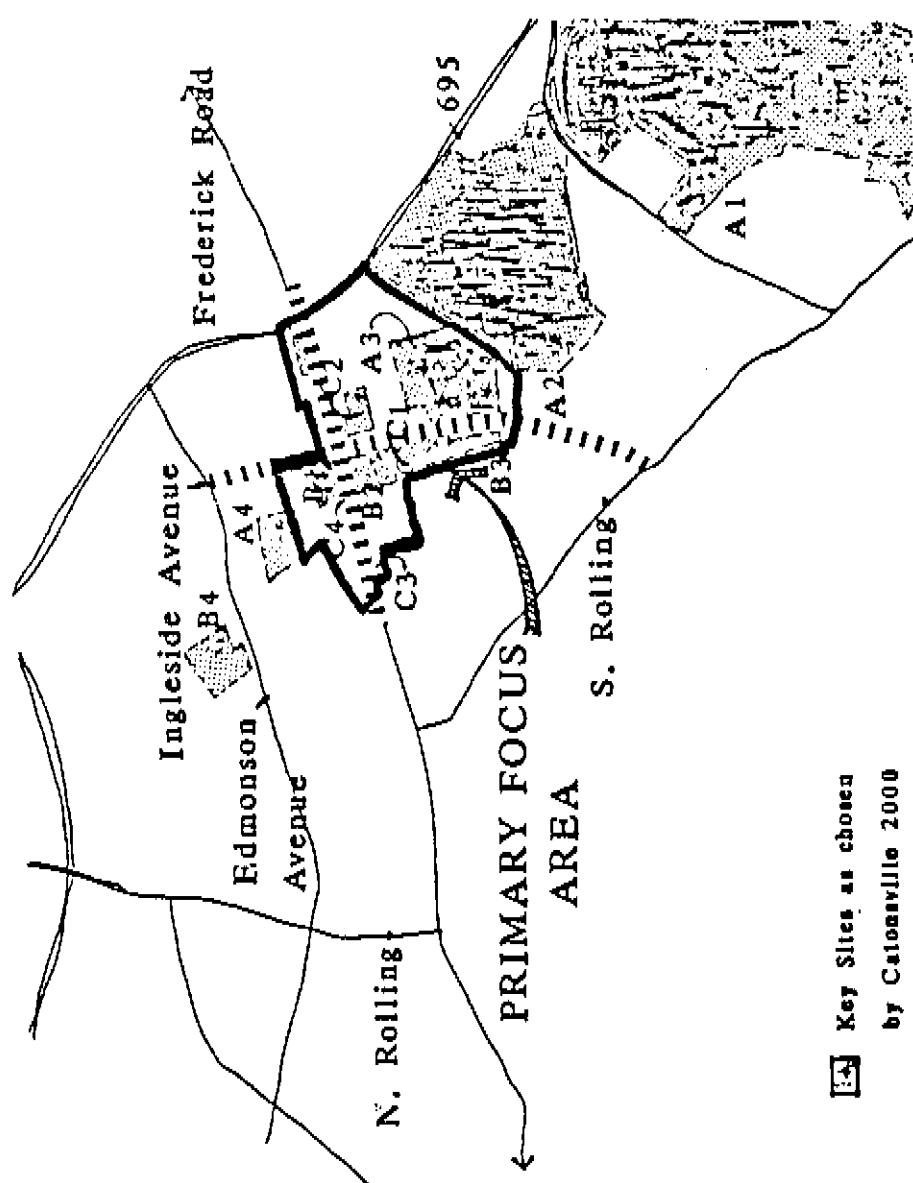
FREDERICK ROAD

We endorse the Level I recommendation.

With regard to the Level II recommendation, see the discussion above under Section D, Area 1, Block A.



If a larger parcel should become available, a Level II recommendation would be to develop a shops complex emphasizing convenience items such as foods. The Belvedere Square complex at the intersection of Belvedere Avenue and York Road is cited as an example of such a complex. We feel that the Belvedere Square idea could work in Catonsville, but that it is not a necessary ingredient to a successful village area at the present time. In addition, we do not recommend any clearance or other dislocation of existing businesses in order to introduce such a complex. If undertaken, we would recommend expansion of the existing community park and



Key Sites as chosen
by Calonsville 2000